

Section L  
Population, Housing and Employment

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## POPULATION

### Setting

#### City of Stockton

San Joaquin County, with an estimated population of 435,700 at the beginning of 1987, is California's 15th most populous county (California Department of Finance 1987). The City of Stockton is the County's primary population center. The City's estimated 1987 population of 185,000 accounted for 42 percent of the countywide population. The City's population has increased by 23 percent since 1980, representing an average annual growth rate of 3.4 percent.

Stockton currently has an estimated average population per household of 2.76, compared to 2.85 countywide (California Department of Finance 1987).

### Project Impacts and Mitigation Measures

#### Impact: Generation of 9,770 Project Residents

The proposed project would result in the onsite construction of a projected 3,539 housing units. Based on Stockton's current average household size of 2.76, housing onsite would accommodate a population increase of 9,770. This population growth would represent a 5.3 percent increase over Stockton's current population of 185,000.

Employment associated with commercial development on the project site would also generate an additional increase in population in the Stockton area. This increase would be spread throughout the immediate area.

The projected population increase generated by the proposed project would be relatively large, but in itself would constitute a less-than-significant adverse impact; however, the projected population growth would lead indirectly to impacts related to population growth, such as traffic, noise, air quality, and public services impacts. The "Cumulative Impacts and Mitigation Measures" section assesses these indirectly related impacts.

#### Mitigation Measures

- o None required for project-related growth.

## HOUSING

### Setting

#### City of Stockton

Stockton contained 71,400 of the estimated 159,300 housing units located in San Joaquin County at the beginning of 1987. Much of Stockton's housing stock is multifamily, including 25,700 attached homes and apartments. The resulting mix of 64 percent single-family and 36 percent multifamily is more diverse than the countywide housing mix of 74 percent single-family and 26 multifamily units (California Department of Finance 1987).

Stockton's housing vacancy rate is currently estimated at 8.6 percent by the California Department of Finance. This rate is the highest of any city in the county, and higher than the countywide rate of 7.1 percent.

The City's Housing Element was adopted in 1984, although it was never certified by the State of California. There are no plans to update or revise the document until after the 1990 census (Heminger pers. comm.).

### Project Impacts and Mitigation Measures

#### Impact: Creation of 3,539 Housing Units

Housing Stock Growth and Composition Changes. The proposed project would add a projected 2,295 single-family units, 209 attached single-family units, and 1,035 multifamily units to Stockton's housing stock. The total of 3,539 housing units would increase the city's existing housing stock of 71,400 units by 5 percent.

Buildout of the project site would increase Stockton's existing supply of detached single-family homes (including mobile homes) to approximately 48,049; multifamily housing, including attached single-family and apartment units, would increase to approximately 26,908. Stockton's housing stock composition with the project would be 64 percent single-family and 36 percent multifamily units, identical to Stockton's current housing composition. The proposed project could, however, result in potentially significant adverse housing impacts, even though phased buildout of the project site could minimize some potential impacts on the local housing market.

Construction of housing units will require additional public services and facilities, as discussed in other sections. The timing of this development is contingent upon the ability to provide these services, facilities, and infrastructures, and on the cumulative characteristics of the housing market (Niblock pers. comm.). A comparison of the proposed project with other residential proposals is discussed as part of the "Cumulative Impacts and Mitigation Measures" section.

### Mitigation Measures

- o None available. Increasing the housing stock indirectly impacts public services and other topic areas discussed in the DEIR.

## EMPLOYMENT

### Setting

#### San Joaquin County

San Joaquin County has long been one of California's leading agricultural counties, typically ranking near the top in terms of gross value of farm products. The county's agricultural activities have historically attracted industries involved in the processing, wholesale trade, and transportation of farm products.

Recent population growth within the county has helped to diversify its economy, generating jobs in industrial sectors such as services, retail trade, and education. According to the California Employment Development Department (EDD) (1987), employment in the services sector accounted for 28,100, or 19 percent, of the 149,600 jobs in San Joaquin County in 1986. Other important industrial sectors, and their percentage of total countywide employment, include: retail trade, 16 percent; state, local, and education employers, 15.5 percent; and manufacturing, 14.5 percent.

The county had a resident work force of approximately 183,300 in 1986, of which 162,000 were employed. The resulting 11.6 percent annual average employment rate was the county's lowest since 1980 (Employment Development Department 1987).

#### City of Stockton

Except for 1980 census data, which are outdated, there is no information available on employment within the City of Stockton.

#### Employment Generation

The proposed project designates 28.8 acres for General Commercial (C-2) development and 27.8 acres for Professional Office (C-R) development. C-2 zoning permits certain business and professional uses, as well as retail uses that meet limited neighborhood needs, such as drug stores, grocery stores, and other neighborhood retail shops. C-R zoning permits up to 29 units per acre and certain business and professional offices.

Projections for future employment on the project site are based on the employment generation factor in the Fiscal and Public Facilities Study (1987) prepared by Recht Hausrath & Associates, and commercial square footage provided by the project proponent.

## Project Impact and Mitigation Measures - Employment

### Impact: Creation of 3,145 Jobs at Project Buildout

Based on the employee generation rates provided in the Fiscal and Public Facilities Study, the proposed project land uses would be expected to create 3,145 jobs at ultimate buildout (after 2005). (See Table L-1.)

The proposed golf course development would generate additional onsite employment. The golf course could generate grounds maintenance jobs, as well as employment in the club house restaurant, bar, and pro shop.

Development of the project site would generate substantial temporary construction-related employment, the amount of which is unknown; however, the temporary employment would be spread over several years until buildout of the project site is complete.

The proposed project's potential to generate new employment is considered a beneficial impact.

#### Mitigation Measures

- o None required.

## Cumulative Impacts and Mitigation Measures

### Impact: Increased Population Impacts

Cumulative development in the City of Stockton would increase the population by 55,650 to 240,650. This represents approximately a 30-percent increase over the existing population. This increase is considered significant. The increase in population would indirectly increase the demand for public services and facilities, increase traffic, and would have correspondingly adverse effects on services infrastructure, transportation, air quality, and noise levels.

#### Mitigation Measures

- o None available.

### Impact: Increased Housing Impacts

Development of all proposed projects and approved projects in the City of Stockton would increase the number of housing units by 20,163 units. These are aggregated into the categories and acreages shown below:

- o 11,268 R-1 units (2,367.6 acres)
- o 4,003 R-2 units (314 acres)
- o 4,892 R-3 units (250 acres)

Table L-1. Project Generated Employment

Commercial Zone	Square Footage <sup>a</sup>	Employee Generation Rate <sup>b</sup>	Number of Employees
C-R	788,000 sf	265 sf/employee	2,974
C-2	60,000 sf	350 sf/employee	<u>171</u>
TOTAL			3,145

<sup>a</sup> Square footage provided by project proponent.

<sup>b</sup> Source: Recht Hausrath & Associates 1987.

The increase in housing units would create a short-term rise in employment through construction jobs. The increase in housing units would indirectly create more demand for public services and facilities, add to traffic counts, and would produce correspondingly adverse effects on services infrastructure, transportation, air quality, and noise levels.

#### Mitigation Measures

- o None available.

#### Impact: Cumulative Demand and Supply of Housing Units Citywide

Housing projections for the City of Stockton indicate that the number of housing units within the metropolitan area will grow from 96,379 in 1990 to 138,970 in 2010, an increase of 42,591 units, or 44 percent. In North Stockton the number of housing units will grow from 47,742 to 79,222, an increase of 31,480, or 66 percent. Based on these data, North Stockton is expected to receive 74 percent of the housing growth that is projected for the metropolitan area through 2010.

Assuming that the proposed project is built out by 2010, as planned, the project's 3,539 housing units would amount to approximately 8 percent of the projected increase in housing units for the metropolitan area and 11 percent of the projected increase for North Stockton. In 2010 the project would represent 2.5 percent of the total housing stock projected for the metropolitan area (138,970) and 4.5 percent of the total housing units projected for North Stockton in this same period.

Cumulative development in North Stockton, as defined in this DEIR, would contribute 20,163 housing units to the total housing stock. Assuming this development is built out by 2010, it would account for 47 percent of the increase in housing units in the metropolitan area and 70 percent of the increase expected in North Stockton.

Based on census tract data updated by the City in April 1988, the vacant residentially zoned acreage within the City that is located on parcels of 5 acres or more amounts to approximately 1,246 acres. This acreage is broken down as follows: 1,065 acres of R-1-zoned acreage, 133 acres of R-2-zoned acreage, and 49 acres of R-3-zoned acreage. This land is comprised of parcels that are either vacant or in agricultural production. Based on an average citywide housing density of 5 units per acre, the vacant residential acreage in the City would amount to approximately 6,230 housing units. If this land is built out by 2010, then vacant residentially zoned land in the City would amount to approximately 15 percent of the projected metropolitan housing increase between 1990 and 2010. Therefore, combined with the estimated 20,163 cumulative North Stockton housing units, the potential housing supply from North Stockton and vacant zoned land in the City would be approximately 26,393 housing units, or 62 percent of the total projected housing increase from 1990 to 2010 in the metropolitan area. If the 6,481 housing units proposed for the Weston Ranch development are added to this total, a housing supply of approximately 32,874 units, or approximately 77 percent of the projected housing stock, would be expected by 2010.

Additional zoned residential acreage is available within the City, but the parcels making up this acreage are less than 5 acres in size. According to City staff, parcel sizes that are less than 5 acres may have limited value in terms of contributing to the occupied housing stock (Niblock and Hatch pers. comms.). Small parcels may be unusable for larger planned communities if they are scattered randomly throughout the City and in many cases may be physically or functionally unusable because of the location within the City, economics of developing very small parcels, proximity to conflicting land uses, and/or trends in consumer housing preferences. Thus, although the City seems to have substantial residentially zoned acreage that could be developed as infill (when aggregated for all parcel sizes), the usable residential acreage within the City would supply only approximately 15 percent of the projected housing stock increase by 2010.

Based on the data presented above, vacant, residentially zoned acreage currently in the City would have to be supplemented by planning for additional land uses. This apparent shortage of housing units planned for the City of Stockton would be influenced by actual market conditions to some degree, but based on the data available, the potential shortage is considered a significant impact. This impact would be reduced to a less-than-significant level by implementing the following measure.

#### Mitigation Measures

- o The City of Stockton should update the Stockton General Plan to designate the residential acreage that would be required to meet the 2010 housing projections.

#### Impact: Increased Employment

Cumulative development would increase employment in the City of Stockton by approximately 35,920 jobs. This is a 24-percent increase in the total number of jobs in San Joaquin County in 1986 and is considered a beneficial impact.

#### Mitigation Measures

- o None required.



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